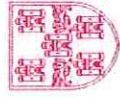
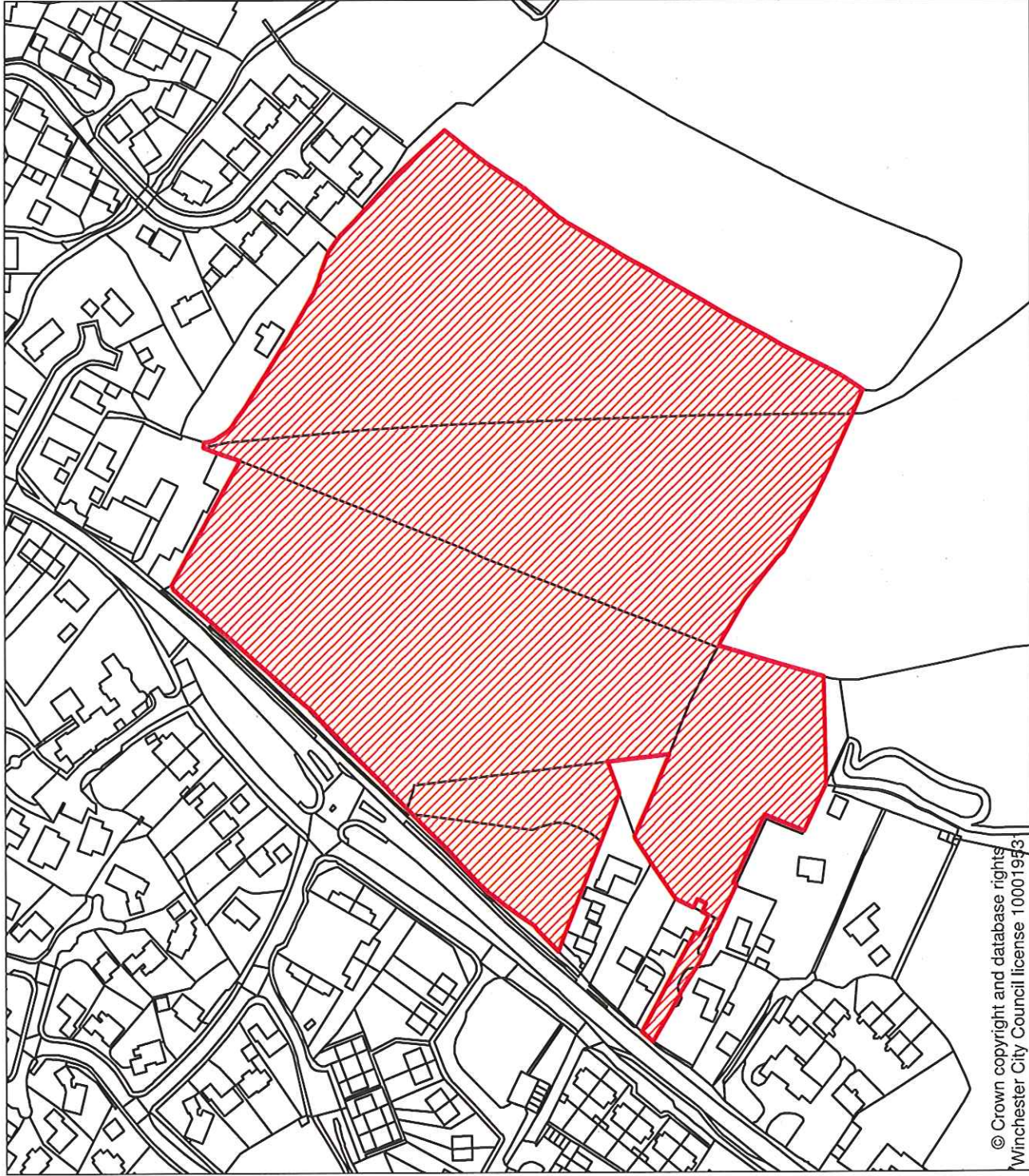


Land East of Main Road, Otterbourne, Hampshire.

16/00686/FUL



Winchester
City Council



© Crown copyright and database rights
Winchester City Council license 10001953

Legend

Scale: 0 0.0275 0.055 0.11 KM

Organisation	^Organisation
Department	^Department
Comments	^Comments
Date	06/07/2016
MSA Number	^PMSA Number

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Item No: 04
Case No: 16/00686/FUL / W24458
Proposal Description: Change of use of agricultural land to a pony paddock and the erection of a stable block with associated hard standing and access track
(Revised plan showing repositioning of stable block and further information).
Address: Land East Of Main Road Otterbourne Hampshire
Parish, or Ward if within Winchester City: Otterbourne
Applicants Name: Mr And Mrs Neil And Carol Barron
Case Officer: Mr Stephen Cornwell
Date Valid: 31 March 2016
Site Factors: Civil Aviation
County Heritage Site
County Minerals Site
Contaminated Land Consultation
Recommendation: Approve

General Comments

This application is reported to Committee at the request of Otterbourne Parish Council, whose request is appended in full to this report and because of the number of objections received which are contrary to the officer's recommendation.

A revised plan has been submitted relocating the stable block within the application site.

Site Description

The application site consists of three parcels of land with a combined total of 6.27 hectares lying on the eastern side of the Main Road through Otterbourne. Two of the parcels are open land that was formerly cultivated but is now fallow. These slope down gently from south to north. The third parcel is a triangular area lying north of Charlotte Meade and adjoining the Main Road. This ground lies at a slightly lower level than the open fields and is dominated by trees.

The site is bounded on the southern, eastern and western boundaries by substantial trees and hedges. This also forms the dividing boundary between the two open fields.

To the south and east lies open countryside.

To the north beyond a fence line and fronting the Main Road lies the Old Forge Public House. To the east of this is Forge Bungalow and then several properties off Greenacre Drive. They form part of a larger residential estate.

A public footpath runs diagonally across the eastern most field from a position off the public car park to the pub up the field crossing a stile in the SE corner of the site and striking off towards Kiln Lane.

In the south western part of the site, the boundary runs around the rear of a small number of residential properties.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

The only vehicle access to the land is obtained off the Main Road along a shared driveway flanked by properties and then through a field gate and into the land in the south west corner.

A Roman Road runs through the western half of the site.

The land does not carry any landscape or nature conservation designations. However, there are several Tree Preservation Orders (TPO) in the area that are of relevance:

- A single tree within the grounds of Hecton Farm House on the south side of the access is covered by a TPO
- Two individual trees within the grounds of Hecton cottage on the south side of the access are covered by a TPO.
- The tree belt between the triangular area and the rest of the site is covered by a TPO.

The perimeter trees on the southern and eastern boundaries together with those down the boundary dividing the two open fields have recently been subject to a TPO which has yet to be confirmed.

Proposal

This application consists of three elements:

- i. Change of use of agricultural land to pony paddocks.
- ii. Construction of a stable block on a concrete hardstanding.
- iii. Formation of an access track.

The change of use relates to three parcels of agricultural land.

The second element relates to the construction of a stable block located at the southern end of the western field. This is a revised position with the stable having been moved from the original location at the southern end of the eastern field which is crossed by the footpath.

The stables would be positioned 20 metres off the southern boundary and 10 metres in from the middle hedgerow. It will sit on the rear edge of a concrete slab 21 metres by 8 metres.

The stables are 14.4m by 3.6m wide increasing to 6.1m at one end reflecting the wider space given over to a storage unit. The main space within the stables is taken up with 3 separate horse boxes.

The stable block would have an eaves height of 2.2m and a ridge height of 3.2m

They are to be constructed of treated timber under a black onduline corrugated roof with 3 rooflights.

Rainwater would be disposed of via soakaways.

The manure would be stored on the hardstanding. It has been clarified with the applicant that a small boundary wall will be built to retain the manure on the hardstanding. A contractor will be employed to remove the manure.

The stables would be located an appropriate distance from surrounding dwellings.

The access track would run for a length of 115 metres from the existing entrance gate to

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

the proposed position of the stables. Between the gate and the public highway the access is shared with several residential properties that sit adjoining the access.

Although not surfaced at present there are signs of vehicles driving into the field beyond the gate. It has been clarified with the applicant that the access road way would be formed using gravel laid in two channels to follow the tyre marks that currently exist.

The following points have been taken from the application form and from information supplied by the applicant in response to a request to clarify a number of issues regarding the proposed use:

- The site will be in private and not commercial use.
- Three horses are proposed to be kept.
- The applicant lives 2 miles away in Eastleigh.
- Sufficient land (6.27Ha) is provided to both keep and exercise horses, so lack of access to bridleway is not critical and there is no reason goes out onto the road.
- Not intended to place jumps on site. When horse box enters site would be on short term basis.
- Wooded area adjacent Main Road to remain within application site but to be fenced off and not used by horses.
- Existing hedgerows retained and supplemented where necessary. Existing post and rail fences retained and repaired. Fence will protect boundary vegetation.
- The site is classified as Flood Risk Zone 1 by the Environment Agency.
- Proposal considered to complying with current and proposed planning policy.
- Stables will not be visible from Main Road.
- Keeping horses and associated development wholly in keeping with existing use of land.
- Proposal appropriate to character and setting of site, sympathetic in scale form and massing with use of appropriate materials.
- No adverse impacts identified and believe application should be supported.

Relevant Planning History

- None relating to the red lined site itself.
- 15/00716/FUL Change of use of land to equestrian and erection of stable block with associated parking and hardstanding, land west of Otterbourne Farm Kiln Lane, Otterbourne: refused June 2015 but allowed on appeal January 2016.

Consultations

Comments were received in response to the original consultation exercise. After receipt of the revised plan and further information, the consultees and those individuals who were consulted or who responded to the original scheme have been given the chance to view and comment on the further details. The deadline for receipt of those comments is 11 July 2015. The consultation responses below have been identified as relating to either the original or revised details.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

WCC Highways Engineers (Original Scheme) – No objection

Proposal likely to result in small increase in traffic using existing shared private access off Main Road. Have visited site and satisfied existing vehicle entrance can safely accommodate anticipated increase in vehicle trip movements. Proposal does not contain any significant highway issues and unlikely to impact on highway safety.

WCC Drainage Engineers: Comments awaited

WCC Head of Landscape (Revised Plan) – No objection

Have reviewed application including revised location details.

Also noted recently allowed appeal off Kiln Lane for similar proposal and reviewed main issues in determination of that appeal in context of current application.

When assessing subdivision of field for keeping of horses and construction of stables appeal inspector did not consider this damaged landscape character of area. As landscape character same for this site cannot raise any objection on these grounds.

Inspector also did not consider that fact stables in sight from right of way or presence of horses and stables in landscape was out of place in rural area. Consider this also applies to current application.

On issue of precedent inspector consider landscape sufficient robust to absorb new development and even in combination with current application do not consider I could raise an objection on this ground.

On basis of issues addressed in recent appeal and conclusions of the inspector raise no objection to this proposal.

Note inspector did apply detailed conditions and if this scheme approved wish to see similar conditions applied prohibiting external lighting and requirement for hard and soft landscaping scheme that includes protection of trees and hedgerows.

Head of Landscape (Trees): Comments awaited

Head of Historic Environment (Archaeology) – No objection

Site bisected by alignment of Roman Road.

With additional detail on construction of access roadway stating no intrusive groundworks and following relocation of stable block that is unlikely to require substantial foundations no objection on archaeological grounds.

Method of construction of track could be conditioned.

Not consider archaeological mitigation warranted.

HCC Rights of Way Officer: Comments awaited

Environment Agency: Comments awaited

Representations:

Otterbourne Parish Council (Original Scheme)

Strongly objection to this application for a number of reasons.

Contradicts saved policy RT11. Landscape will be impacted. This very popular footpath

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

well used by dog walkers. Stable block in full view of people on path. Development will reduce enjoyment and amenity of walkers. Unless path fenced off from paddock mixing people and their dogs with ponies is potential safety hazard.

Stables not close to any bridleway as referred to in policy.

Concern over traffic entering and leaving site via narrow undeveloped farm track which passes close to 4 properties. These dwelling will be adversely affected by regular riders visiting stable. Transportation of waste and possible horse boxes. Limited visibility from tack onto Main Road.

Pollution of water course leading to River Itchen. Field slopes towards stream that ruins through village and then into River Itchen. Run off from muck pile could pollute stream and river.

Cumulative impact. Have been 2 similar applications in area both refused by WCC as contrary to RT11. Second granted on appeal. Inspector imposed tight restrictions on use.

If application supported by officers request decision made by full planning committee and if to be approved permission made personal or for family use.

Neighbour Representation (Original Scheme)

18 representations received all objecting to the scheme.

- Access not suitable or safe for use by riders.
- Kiln Lane shared by 4 dwellings. Any increase in use will result in conflict between horses, vehicles and pedestrians.
- Main Road very busy at peak times.
- Application seems more about getting change of use from farmland.
- Applicant sought residential use of land in area and concerned this first step along that process.
- Footpath crossing site is well used by local walkers with their dogs.
- Will be unsafe for walkers and their pets if horses allowed to roam free.
- Lack of signs to alert walkers of planning application.
- Proposal contrary to policy RT11 and will change character of village,
- Building and associated equestrian paraphernalia (jumps, horse boxes, cars & lorries) to be located in area that has always been open. Will be clearly visible during winter months from number of locations including ROW and from surrounding properties.
- Manure storage and disposal a concern.
- Ditch along northern boundary part of drainage system that serves residential estate off Greenacre Drive and should not be impacted upon.
- Concerned development will increase surface water runoff or any water contaminated.
- Site is green gap.
- Land may not be high grade agricultural land should be protected. Site but has supported crops in past.
- Application lacks detail on nature of use.
- Existing fences broken down and boundaries not secure.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- Concerned over cumulative impact as adjoining field recently approved for stables.
- Proposal will disrupt habitat. Have seen bats, deer, newts herons and birds in field.

Relevant Planning Policy:

Winchester District Local Plan Review (WDLPR)

DP3- General Design Criteria
DP4-Landscape and the Built Environment
DP10 Pollution Generating Development
HE1 Archaeological Site Preservation
HE2 Archaeological Site Assessment
RT11 Equestrian Development
T2-Development Access

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1)

MTRA4 Development in the Countryside
CP13 High Quality Design
CP16 Biodiversity
CP17 Flooding, Flood Risk and the Water Environment

Winchester District Local Plan Part 2 (LPP2)

DM1 Location of New Development
DM11 Equestrian Development
DM16 Site Development Principles
DM17 Access and Parking
DM18 Development and Pollution
DM22 Rural Character
DM25 Archaeology

National Planning Policy Guidance/Statements:

National Planning Policy Framework

Other Planning guidance

Equestrian Development SPG 1999

Planning Considerations

Principle of development.

The site lies outside any settlement boundary in what is considered to be open countryside. LPP1 policy MTRA4 seeks to protect the countryside from inappropriate development. However, through policy RT11 of the WDLPR there is recognition that equestrian developments may be acceptable. This policy sets out a number of criteria and they will be addressed in the assessments below. The emerging policy in the LPP2 (policy DM11) is rolling forward these criteria and also addresses the issues covered by the saved policies of the WDLPR. As a principle, equestrian development may be acceptable within the countryside subject to the consideration of other more detailed policies.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Impact on landscape character of area

WDLPR policies DP3, DP4 and RT11 together with LPP1 policy CP13 seek to protect the landscape character of the area. The site lies within the Cranbury Woodland Character Area. The key characteristics of this area include the following:

- A mosaic of woodland, pasture, parkland and arable fields giving short enclosed views.
- Small to medium sized fields of irregular shape but straight boundaries.
- Extensive areas of irregular assorted woodland.
- A variety of tree species.
- Relatively few public footpaths.
- With communications corridors although visually remote not tranquil.

The following are taken from the section which has identified actions that would have a positive impact on the area:

- Need to protect and converse hedgerows
- Replant hedgerow gaps and plant additional hedgerows.
- Use local indigenous species.

The repositioning of the stable block has reduced the visual impact of the building from short distance, as it is moved away from the route of the public footpath. The middle distance views from the north will view any building against the background of the hedgerow on the southern boundary.

Whilst the site is currently undeveloped, it is not considered that the introduction of the stables will result in a degree of harm to the landscape that planning permission should be withheld. Member's attention is drawn to the appeal inspector's assessment of landscape when determining the appeal for the stable off Kiln lane 320m to the south. In that case a footpath ran through the field containing the stable but the inspector did not consider the stable to be out of place. A landscape strategy was submitted as part of that application. It is proposed to seek a landscape management plan as part of this scheme to protect the hedgerows. In that context a tree preservation order is in the process of being placed on parts of the boundary trees. Due weight has been given to this factor and it is considered that should the order be confirmed then the retention of the trees can be achieved without undermining the basis of any consent. This view is supported by the landscape officer.

The trees and hedgerows that border the site and form internal field divisions make a significant contribution towards the landscape character of the area. The majority of these are covered by TPOs. It is not considered that the presence of the stable building or the use of the land for keeping horses is a threat to the presence of these features providing suitable conditions are imposed.

Reference has been made to the impact arising from the approval of a number of stables in this area. The Kiln Road site is 320m away and it is not possible to view both sites from the same position. Accordingly, cumulative impact is considered to be a concern in this instance.

Given the circumstances outlined above, with appropriate conditions, the scheme is capable of being successfully integrated into the landscape.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Impact on nearby residential properties.

WDLPR policies DP3, DP10 and RT11 seek to protect sensitive properties from any adverse impact arising from a development. The main concerns that could arise from the development are disturbance to residents by the use of the access, from noise of activity around the stables and from the potential for odour to arise from the manure storage on site.

Regarding the use of the shared access, this does pass relatively close to a small number of properties. Consequently, there are already a number of vehicle movements on the access. Visits to the stables are likely to occur during the day so no dis-amenity is likely to arise. On the basis the access has the ability to be used by farm machinery then the use by a horse box, when it does occur, will not introduce a vehicle of a size dramatically different.

Concerning the activity around the stable, whilst the new position has brought it closer to the residential properties the separation distance of 150m to the nearest dwelling is considered to be adequate to ensure that the amenity of those residents is maintained in terms of noise and when considering any odour issues. Under these circumstances the proposal is not considered to be contrary to the intentions of the policies outlined above.

Highway safety

WDLPR policy T2 seeks to ensure that any new development can access the highway network in a safe manner. Regarding access to the site the applicant has stated that traffic flows into and out of the site will be low. The existing access can be used by agricultural vehicles. On balance, it is considered that it would not be reasonable to object to the development on highway safety ground when the scheme is using an existing access and the information does not indicate any intensification of use.

There are two trees in private gardens on the south side of the access that are covered by TPOs. A boundary fence and a section of verge separates the gardens from the access. It appears likely that part of their root systems extends under the surface of the track. The access appears to have been in use for some considerable time. Taking into account the level of the previous use, there is not considered to be any greater risk of damage to the trees than at present.

It is noted that the WDLPR policy RT11 encourages sites to have a direct link into the bridleway network. This is to reduce the pressure on the need to access the highway and share the surface with other road users. Such a link would not exist in this instance. However the applicant has drawn attention to the size of the site (6.27 ha) and whilst a section of this will not be used by horses, the remaining area is adequate to exercise horses upon and reduce if not remove the need for horses to be ridden of the site onto Main Road.

The Highway Engineer has reviewed the proposal and raises no objection. Accordingly, whilst a number of objectors have raised concerns over the access, there are no technical reasons to withhold consent on these grounds.

Other Matters

Protection of Ground Water

WINCHESTER CITY COUNCIL PLANNING COMMITTEE AGENDA

LPP1 policy CP17 seeks to protect watercourses and ground water from surcharges or risks of pollution arising from a development. Concerns have been raised by the parish council and local residents that the surface water runoff from the development will carry traces of manure down to the northern boundary and pollute the ditch that leads into the drain which flows east feeding into the River Itchen. Other residents have raised a concern that the surface water might add to the flow in the ditch at the northern end of the site.

The site does not lie within any groundwater protection area. Manure will be stored on the hardstanding area and the applicant has stated that a contractor will be employed to remove it from the site. The risk of such a pollution incident is considered unlikely when taking into account the separation distance from the potential source (the stables) down to the receptor (the ditch) which is 200m. Regarding the concerns over additional clean surface water finding its way into the ditch at the northern end of the site, it should be noted that no greater amount of rainwater will fall on this site than does at the present time. Even if this is collected and discharged into the ground by a soakaway, the relatively small volume concerned and the separation distance from the stable to the ditch means that the ground water will have dissipated out before it reaches the ditch. Under these circumstances the proposal is not considered to be contrary to the intentions of the above policies.

Heritage assets.

WDLPR policies HE1 and HE2 both seek to protect Heritage Assets from any damage as a result of development taking place. The access track from the entrance to the stables would cross the route of a Roman Road. However the degree of works that involves laying gravel on the surface is not considered to be intrusive to the degree that it would threaten the heritage asset. This is confirmed in the consultation response from the archaeological officer. Accordingly, there is not considered to be any conflict with the policies outlined above.

Safety matters.

Whilst the stable block has been moved outside the field which contains the public footpath, that field could still be occupied by horses. Some of the objectors have questioned if this is safe for people walking dogs on the footpath. Research has shown that there is a responsibility on both parties to have regard to the presence of each other. The landowner should consider whether the livestock within the field will not be excited by the presence of dogs being walked through the land. Regarding the dog walker, they are expected to be able to control their pet, if necessary, by securing them on a lead, keeping to the footpath route through the field and not allow their dog to roam across the open field.

Reference has been made to a concern that the scheme may impact on wildlife in the area. This is not considered likely and with the enhancement work to the hedgerows the wildlife value of the area should increase.

Conclusion

This application shares a number of aspects with the recently allowed appeal on land off to the south. That decision has been noted in the assessment of this scheme and by the landscape officer when formulating a comment of this application. This scheme has attracted a number of objections from local residents and from the parish council. The relocation of the stable block has been negotiated which has addressed one of the concerns. However, it is recognised that other concerns remain. These have been considered as part of the assessment above. Having reviewed the potential impact on

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

nearby residential properties, on the surrounding landscape and on the wider environment, it is considered that the application can be supported subject to the imposition of suitable conditions. This is reflected in the recommendation below.

Recommendation

APPROVAL

subject to the following condition(s):

Conditions

1. Time Limit

The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission

Reason

To comply with the provisions of Section 91 (1) of the Town and Country Planning Act 1990 (as amended).

2. Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site plan drawing number 2016-005/PP/101/A revision A dated 06.06.16
- Plan, Elevations & Sections drawing number 2016-005/PP/102 dated March 2016

Reason

For the avoidance of doubt

3. Private Use Only

The Stable building hereby permitted and the associated land, shall be used for the keeping and stabling of horses for private recreational purposes only and at no time shall they be used for commercial activity including stabling, livery, DIY livery, training, riding school, breeding uses or similar commercial activity.

Reason

In recognition of the access arrangements off the highway.

4. Materials

The stable building hereby permitted shall be constructed in accordance with the materials and finish as set out on the approved plan entitled Plan, Elevations & Sections drawing number 2016-005/PP/102 dated March 2016

Reason

To ensure that the proposed stable block blends in with the surrounding landscape.

5. No External Lighting

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

Only internal lighting to the proposed stable shall be provided. No external lighting, whether freestanding or affixed to structures proposed within this application, shall be provided on site at any time without the prior written approval of the local planning authority.

Reason

To protect the character of the surrounding area from the risk of light pollution.

6. Storage and Disposal of Manure

In accordance with the details as set out under point 4 of the letter from Carter Jonas dated 3 June 2016, all horse manure/stable waste shall be stored on the hardstanding and not on the bare ground or be allowed to spill over onto the bare ground. In accordance with the above details all the manure/stable waste shall be disposed of offsite when the storage area is full and shall not be spread across any of the land or attempts made to burn it on the site.

Reason

To ensure that the amenities of nearby residential properties are not adversely impacted by the development proposed.

7. Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order modifying, revoking and re-enacting that Order with or without modification), no jumps, fences, gates, walls or other means of enclosure shall be erected or placed on the land unless otherwise agreed in writing by the local planning authority.

Reason

To protect the visual amenity and landscape character of the site.

8. Details of Access Roadway

The proposed new vehicle access track shall follow the route as shown on the approved site plan drawing number 2016-005/PP/101/A revision A dated 06.06.16 and shall be constructed in accordance with the details as set out in point 6 of the Carter Jonas letter dated 3 June 2016.

Reason

To protect the character and appearance of the area.

9. Landscape Management Plan

Before any horses are first brought onto the land, a landscape management plan shall be submitted to and approved in writing by the local planning authority. This plan shall cover the following aspects:

1. The measures to be put in place to protect the boundary hedgerows and hedgerow trees from being damaged by any horses. This detail will include the type of fencing to be used, its height and the offset distance that the fencing will be constructed away from the hedgerow.
2. The measures to be put in place to protect the trees within the triangular area that lies to the north of Charlotte Meade and identified in green on the plan attached to this decision notice. The detail shall take its lead from the content of point 3 of the Carter Jonas letter dated 3 June 2016. The detail will include

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

- the type of fencing, its height and the offset distance that the fence will be constructed away from the trees.
3. A plan for the planting up with hedgerow and tree species of any gaps in the hedgerows including details of the local indigenous species to be planted, the planting layout, size on planting and the measures to protect the plants.
 4. A scheme for the future management of the hedgerow and trees within the site including any future planting.
 5. A timescale for the proposed planting scheme.

Any planting and maintenance work shall be undertaken in accordance with the approved scheme.

If within a period of 5 years from the date of the planting of any tree, that tree or any tree planted in replacement for it, is removed, uprooted or destroyed or dies, or in the opinion of the local planning authority, seriously damaged or defective, another tree of the same local indigenous species and size as that originally planted shall be planted at the same place, unless the local planning authority gives its written consent to any variation.

Reason

To protect the visual amenity and landscape character of the site

Informatives

- 01 In accordance with paragraphs 186 and 187 of the NPPF Winchester City Council (WCC) take a positive and proactive approach to development proposals focused on solutions. WCC work with applicants/agents in a positive and proactive manner by;
 - offering a pre-application advice service and,
 - updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.
 - In this instance the applicant was updated of any issues after the initial site visit.
 - Offering the chance to consider the draft planning conditions.
- 02 The Local Planning Authority has taken account of the following development plan policies and proposals:-

Local Plan Part 1 - Joint Core Strategy: DS1, MTRA2, CP2, CP3, CP6, CP11, CP13, CP16, CP17

Winchester District Local Plan Review 2006: DP3, DP4, H3, T2, T4
03. This permission is granted for the following reasons:

The development is in accordance with the Policies and Proposals of the Development Plan set out below, and other material considerations do not have sufficient weight to justify a refusal of the application. In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, planning permission should therefore be granted.

WINCHESTER CITY COUNCIL
PLANNING COMMITTEE AGENDA

04. The Local Planning Authority has taken account of the following development plan policies and proposals:-

Winchester District Local Plan Review 2006- DP3, DP10, HE1, HE2, RT11 & T2.

Winchester Local Plan Part 1 – Joint Core Strategy (LPP1) MTRA4, CP13, CP16 & CP17.

Winchester District Local Plan Part 2 (LPP2) DM1, DM11, DM16, DM17, DM18, DM22 & DM25

05. All building works including demolition, construction and machinery or plant operation should only be carried out between the hours of 0800 and 1800 hrs Monday to Friday and 0800 and 1300 hrs Saturday and at no time on Sundays or Bank Holidays. Where allegations of noise from such works are substantiated by the Environmental Health and Housing Department, a Notice limiting the hours of operation under The Control of Pollution Act 1974 may be served.
06. No materials should be burnt on site. Where allegations of statutory nuisance are substantiated by the Environmental Health and Housing Department, an Abatement Notice may be served under The Environmental Protection Act 1990. The applicant is reminded that the emission of dark smoke through the burning of materials is a direct offence under The Clean Air Act 1993.

Planning Application 16/00686/FUL

Land East Of Main Road Otterbourne Hampshire

Change of use of agricultural land to a pony paddock and the erection of a stable block with associated hard standing and access track

Otterbourne Parish Council (OPC) strongly objects to this Planning Application for the change of use of land and the building of a substantial stable block in such a location for a number of reasons. Contradiction to the saved policy RT11, the stable block is not close to any bridleway and concern about traffic entering and leaving the site, pollution of water course leading into the River Itchen.

Policy RT11

RT 11 is a saved policy under the Local Plan Part 1.

This policy states for the development of stables where possible existing buildings will be used and should not involve the erection of new buildings which may harm the landscape appearance of the area.

OPC considers the landscape will be impacted; there is a very popular footpath well used by dog walkers which crosses the proposed enclosure and the views from the path will be impacted by this stable block. The use of the land as a pony paddock, the erection of a stable block and a manure heap would substantially reduce the enjoyment of those who use the footpath and will cause a substantial loss of amenity. Unless the public footpath is fenced off from the paddock, mixing pedestrians, many with dogs, with ponies in the same space is a potential safety hazard.

RT11 mentions existing or proposed bridleways and that equestrian areas should not cause, or exacerbate, conflicts between equestrians, vehicles or pedestrians.

There are no bridleways within miles of the proposed site and riding a horse from these stables would be hazardous down Otterbourne Main Road a significant road connecting Winchester and Southampton.

Access

The access to the proposed site is from Main Road, Otterbourne, via a narrow and currently undeveloped farm track which passes very close to four existing properties. All of these would be adversely affected by the regular riders visiting the stable, transport of waste products and possible horse boxes entering the field.

As you leave the narrow track onto Main Road the sight lines for the driver are very restricted making it difficult to leave the site.

Pollution

The proposed stable block will be sited on a field which has a significant slope towards a stream which runs through the village and subsequently discharges into the River Itchen.

The run off from the muck pile could pollute this stream and subsequently the River Itchen.

Cumulative Impact of Previous Enterprises and Restrictions for Use

There have been two similar applications for the development of equestrian facilities in the same area. Both were refused by Winchester City Council as being in contravention of RT11.

The second of these applications was granted on Appeal, but the Inspector noted that each application must be considered on its own merits. This application requires access and movement of vehicles within the centre of the village as opposed to a country lane.

The Inspector also imposed restrictions on the previous application – the facilities were only for personal or family use of the owner, and permitted development rights were removed.

Otterbourne Parish Council strongly opposes this application, if however the case officer is minded to approve it, OPC would request it is then referred to the full Planning Committee and if subsequently approved it should have the restriction that the facility should only be for personal or family use.

Planning Application 16/00686/FUL
Land East Of Main Road Otterbourne Hampshire
Change of use of agricultural land to a pony paddock and the erection of a stable block with associated hard standing and access track

Otterbourne Parish Council (OPC) have just completed some research of this field and on the Tithe Map dated 1839 it is known as Potters Field. Around this time Otterbourne had a number of tile making business in this area, hence the name of the local road Kiln Lane which is almost adjacent to the field.

When this field was ploughed in the past it was very easy to find bits of tile and fragments of brick in the soil.

The access road to the site also crosses the route of a Roman road and any development of this route could disturb this.

If the application is approved OPC would like to request an archaeologist is present when the ground is disturbed.